



BURR RIDGE ZONING ORDINANCE

SECTION XI OFF-STREET PARKING AND OFF-STREET LOADING

A. SCOPE OF REGULATIONS

The off-street parking and off-street loading provisions of this Ordinance shall apply as follows:

1. Accessory off-street parking and off-street loading facilities shall be provided as required by the regulations of this Section (unless specifically provided otherwise in this Ordinance) for all buildings and structures erected and all uses of land established in each district after the effective date of this Ordinance. However, where a building permit has been issued prior to the effective date of this Ordinance, and provided that construction is begun within six months of such effective date and diligently prosecuted to completion, parking and loading facilities in the amounts required for the issuance of said building permit may be provided in lieu of any different amounts required by this Ordinance.
2. When the intensity of use of any building, structure, lot, or premises shall be increased through the addition of dwelling units, gross floor area, seating capacity, or other units of measurement as specified herein, additional parking and/or loading facilities shall be provided in the amount required for the increased intensity of use in accordance with the applicable standards set forth herein.
3. Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required for such new use. However, if the said building or structure was erected prior to the effective date of this Ordinance, additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use, if the latter were subject to the parking and loading provisions of this Ordinance.

B. PERMISSIVE PARKING AND LOADING FACILITIES

Nothing in this Ordinance shall be deemed to prevent the voluntary establishment of off-street parking and loading facilities to serve any existing use of land or buildings, provided that there is adherence to all regulations herein governing the location, design, and operation of such facilities.

C. OFF-STREET PARKING

1. Existing Parking Facilities

Accessory off-street parking facilities in existence on the effective date of this Ordinance and located on the same lot as the building or use served shall not hereafter be reduced below the requirements for a similar new building or use under the provisions of this Ordinance.

2. Control of Off-Street Parking Facilities

In cases where parking facilities are permitted on land other than the lot on which the building or use served is located, such facilities shall be on a lot in the possession of the same title holder of record as the lot occupied by the building or use for which



the parking facilities are accessory. A covenant running with the land must be recorded (in the office of the Recorder of Deeds of DuPage or Cook County, Illinois, or the Cook County Registrar of Titles, whichever is applicable) on the lot upon which the accessory off-street parking is located, which prohibits any other use on that lot, except as may be approved by the Village, and a certified copy of the recorded covenant must be deposited with the Community Development Director. The covenant shall not be released until such time as either one of the following conditions occur:

- a. The building or structure on the lot containing the principal use is removed and the principal use terminated; or
- b. Another lot of the required size within the required distance is properly developed and used for the required accessory off-street parking in place of and in lieu of the initial lot used for accessory off-street parking, with the same requirements, covenants and conditions attaching to such substitute accessory use lot as required for approval of such initial use lot.

3. Use

Accessory off-street parking facilities, as accessory to uses listed herein, shall be solely for the parking of automobiles of patrons, occupants, or employees. Except as otherwise permitted in the regulations for a specific district, truck parking and storage of any vehicles is prohibited unless within a completely enclosed building or structure. When bus transportation is provided for patrons, occupants or employees of a specific establishment, additional open or enclosed off-street parking spaces for each bus to be parked on the premises shall be provided in accordance with applicable regulations for such buses herein provided for.

4. Computation

When determination of the number of off-street parking spaces required by this Ordinance results in a requirement of a fractional space, any fraction of one-half or greater shall be counted as requiring one additional parking space.

5. Collective Provision (Shared Parking)

Off-street parking facilities for separate uses (which are located on either the same or different lots) may be provided in a shared parking area provided that the total number of parking spaces is equal to the sum of the parking spaces required for each use sharing the parking area, and provided that all regulations governing location of accessory parking spaces, in relation to the use served, are adhered to.

6. Dimensions

Off-street parking areas shall conform to minimum dimensions for parking space size and width and width of access aisles as set forth in Appendix V. Enclosed parking spaces shall have a vertical clearance of at least seven feet.

7. Access and Driveways

Each required off-street parking space shall open directly upon an aisle or driveway of a width and design in accordance with standards herein set forth in Appendix VI and in Section IV relating to distance from lot lines. All off-street parking facilities shall be provided with appropriate means of vehicular access to a street or alley with the location and design of the intersection of the parking area access driveway and the street or alley being in accordance with regulations herein set forth in Appendix VI.



8. In Yards

- a. Off-street parking spaces, open to the sky, may be located in required interior side yards and rear yards subject to compliance with the landscaping and setback requirements contained in Section XI.C.11, herein.
- b. In Business Districts, parking in the front and corner side yards shall be allowed in accordance with the specific parking regulations set forth in the Business District regulations.
- c. In no event shall parking be permitted in the Manufacturing, Office, and Transitional Districts anywhere in front of the building, whether in the front yard, the interior side yard, side yard adjoining the street or any buildable area in front of the building, nor anywhere in the side yard adjoining a street.

9. Design and Maintenance

a. Open and Enclosed Parking Spaces

- (1) Accessory off-street parking spaces located on the same lot as occupied by the use served may be open to the sky or enclosed in a building or structure.
- (2) Accessory off-street parking spaces that may be permitted in a location other than on the same lot occupied by the use shall be open to the sky except when an off-site storage garage or parking building or structure is approved for such required parking.
- (3) Required open parking spaces in residential areas must be located in special parking bays or in parking areas serving two (2) or more dwelling units. Spaces provided merely in the street right-of-way shall not be counted in determining the number of parking spaces being provided.

b. Surfacing

- (1) All open off-street parking areas and driveways for all uses except single-family residences shall be improved with an all-weather hard surface pavement including, at a minimum, a two inch (2") bituminous concrete surface course, with a twelve inch (12") minimum thickness aggregate base course, and six inch (6") high perimeter concrete curbing (Type B or Type B6:12) installed in accordance with Illinois Department of Transportation specifications.
- (2) All parking and driving areas for attached and detached single-family residences shall be improved with an all-weather hard surface (perimeter curbing shall not be required). (Amended by Ordinance A-834-9-01)

c. Lighting

- (1) Illumination of an off-street parking area shall be arranged so as not to reflect direct rays of light or glare into adjacent residential districts and streets.
- (2) Intensity of illumination of parking areas shall not be less or more than the following standards: Except as otherwise specifically provided elsewhere in this Ordinance, parking lot lights must be no more than 20 feet high and be limited by the following factors: an



average lighting level of 1.0 foot candle with a minimum of 0.75 foot candle; a uniformity ratio of not greater than 4-to-1, and lighting distribution shall be provided by cut-off type fixtures. All such parking lot lighting shall be extinguished or reduced in intensity to not more than an average of 0.5 foot candles no later than 30 minutes after the close of business.

- (3) **Amortization:** Lighting for accessory off-street parking areas regulated by this Section XI.C.9.c in existence on the effective date of this Ordinance and which is not in compliance with this Section XI.C.9.c, shall be regarded as non-conforming parking lot lighting. Such non-conforming parking lot lighting may be continued for a period of one (1) year from the effective date of this Ordinance if properly repaired and maintained as provided herein and as provided by other ordinances of the Village of Burr Ridge.

At the end of this one (1) year period, all such non-conforming parking lot lighting shall thereafter comply with the requirements of Section XI.C.9.c.

d. Repair and Service

No motor vehicle repair work of any kind shall be permitted in off-street parking areas. No gasoline or motor oil shall be sold in conjunction with any accessory parking facilities.

10. Location

After the effective date of this Ordinance, required accessory off-street parking spaces shall be located on the same lot as the principal building or use served, except upon approval of a special use as per Section XIII.K, herein, authorizing all or a part of the required off-street parking spaces to be located on a lot that does not contain the building or use served.

Unless such permitted off-site parking spaces are shared with and located on the same property as another use, they shall be located in a district where parking lots or storage garages are allowable principal uses. However, off-site parking areas shall comply with the regulations of Section XI.C.2 of this Ordinance for required accessory parking spaces not located on the same lot as the building or use served.

11. Landscaping

All portions of a lot not parked or built upon or used for an accessory use shall be maintained in landscaping. In addition to and exclusive of driveways and aisles, open areas shall be provided within and around the perimeter of parking and loading areas to accommodate trees, shrubs and other landscape materials. The dimensions of required landscape areas shall be measured from the back of curb of the parking area. Required landscape areas shall be provided as required herein.

a. Perimeter Landscape Areas

- (1) **Residential Uses** - A landscape area at least 8 feet wide shall be provided along each side of the parking area of a lot used for multiple-family residences.
- (2) **Non-residential uses:** Parking lot setbacks and landscape areas shall be provided along each side of a parking area in compliance with the following:



- (a) Adjacent to a residential use or property zoned for residential use, the landscape area shall be at least 30 feet in width.
 - (b) The width of landscape areas between parking areas and the front or corner side lot line shall be at least 15 feet.
 - (c) The setback from all other lot lines and the width of all other landscape areas shall be at least 8 feet.
 - (3) **Landscape Plantings** - Landscape plantings shall be located within landscaped areas as follows (except as altered by action of the Board after receiving the recommendation of the Plan Commission):
 - (a) **Residential Uses:**
 - (i) No screening shall be required for parking areas containing 4 cars or less.
 - (ii) Parking areas containing more than 4 cars shall be planted with a continuous row of densely branched deciduous or evergreen shrubs or trees. The size of this plant material at the time of installation should be a minimum of 3 1/2 feet in height for any shrubs and for any trees a trunk diameter of at least 3 inches measured 2 feet above the ground.
 - (b) **Non-Residential Areas:** The following landscaping shall be provided for all parking areas:
 - (i) **In Front of the Principal Building or Structure:** Permanent screening at least four (4) feet high shall be constructed and maintained in front yard areas adjacent to permitted side yard parking and/or adjacent to permitted front and corner side yard parking in the Business Districts. This screening may consist of a planted earth berm, densely planted evergreen shrubs or trees or a combination of both, with such shrubs or trees to be at least the same size as set forth above in 11.a.3.(a).(ii) hereof.
 - (ii) **Side and Rear Yards:** Permanent peripheral screening at least five (5) feet high shall be constructed in side and rear yards adjacent to parking areas. This screening may consist of a planted earth berm, densely planted evergreen shrubs or trees, or a combination of both, with such shrubs or trees to be at least the same size as set forth above in 11.a.3.(a).(ii) hereof.
- b. **Parking Lot Landscape Islands:** Every parking lot in excess of fifteen spaces shall contain planting islands for shade trees in compliance with the following standards:
- (1) There shall be one island for every 15 parking spaces and one shade tree for each island.
 - (2) Each parking lot landscape island shall be a minimum of 9 feet wide and 18 feet in length.



- (3) Required shade trees shall have a minimum 3 inch diameter measured two feet above ground level.
- (4) Parking lot landscape islands generally shall be located at the ends of each row of parking (one double island to be located at the end of a double row of parking) and every 15 parking spaces within a row. Spacing and location of parking lot landscape islands shall be carried out as shown on Appendix VII.

c. **Maintenance of Landscape Areas and Screening:** All such landscaped areas and screening shall, once installed, be maintained in such manner as to retain at least the intended standards of the initial landscaping and to conform to the landscaping requirements of the Village.

12. Employee Parking

Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing on the premises, or both, at any one time.

13. Required Spaces

There shall be provided for each building and use hereafter erected, structurally altered or enlarged, at least the minimum number of accessory off-street parking spaces in accordance with the following requirements (in multi-use and/or multi-user buildings, the number of spaces shall be computed separately on the basis of each particular use):

a. Dwelling and Lodging Uses:	Required Parking:
(1) Hotels and Motels	One space for each lodging room or dwelling unit plus 1/2 space for each employee. Additional spaces shall be provided for restaurants, retail uses, and assembly rooms as set forth in this Section.
(2) Multiple-Family Dwellings (including semi-detached and attached dwelling units)	In addition to parking spaces located either underground or in detached or attached garages, there shall be at least two parking spaces for each dwelling unit.
(3) Single-Family Dwellings	In addition to parking spaces located either underground or in detached or attached garages, there shall be at least two but not more than four parking spaces for each detached dwelling and at least two parking spaces for a single-family attached dwelling.
(4) Two-Family Dwellings	In addition to parking spaces located either underground or in detached or attached garages, there shall be at least two parking spaces for each dwelling unit.



b. Public and Semi-Public Uses:	Required Parking:
(1) Free-standing Auditoriums	One parking space for each 3.2 seats, or for each 90 lineal inches of seating space in the main auditorium or assembly hall, whichever results in the greater number of parking spaces.
(2) Churches, Chapels, Temples, or Synagogues	One parking space for each four seats or for each 90 lineal inches of seating space in the main sanctuary or meeting area, whichever results in the greater number of parking spaces; provided, however, the number of required spaces may be reduced by not more than 50 percent if the place of worship is located within 500 feet of any public or commercial parking lot where sufficient spaces are available by permission of the owner(s) without charge during the time of services to make up the additional spaces required.
(3) Colleges, Junior Colleges and Universities	For each classroom and administration building, one parking space for each two employees, plus one parking space for each three students based upon the maximum number of students for which a building is designed to accommodate.
(4) Clubs and Lodges, Private	One parking space for each lodging room and one parking space for each four seats in the main meeting room, in accordance with designed seating capacity.
(5) Gymnasiums, Stadiums, Grandstands, Meeting Halls, Convention Halls, and Exhibition Halls	One parking space for each 3.2 seats or for each 90 lineal inches of seating space, whichever results in the greater number of parking spaces.



(6) Hospitals	1 parking space per bed for 100 beds or lesser size; 1.1 parking spaces per bed for 101 to 300 beds; 1.2 parking spaces per bed for 301 to 500 beds; and 1.3 parking spaces per bed for over 500 beds.
(7) Libraries, Museums, Art Galleries, and Aquariums	One parking space for each 500 square feet of floor area.
(8) Sanitariums, Health Resorts, Institutions for care of Aged and for Children or Nursing and Convalescent Homes	One parking space for each three beds, plus one parking space for each two employees.
(9) Schools, Boarding or Non-Boarding	<p>Parking spaces that are provided for an auditorium, gymnasium, stadium, or grandstand that is accessory to a school may be used to satisfy all or a part of the following off-street parking requirements, provided the Plan Commission approves the location of the parking spaces with respect to the distance from the school building to be served:</p> <p>(a) Commercial or trade, music, dance or business: One parking space for each two employees, plus one space for each three students, based on the maximum number of students for which the building is designed to accommodate.</p> <p>(b) High School: One parking space per six students based on maximum design capacity of the school, or one parking space per four seats or 90 inches of seating space in the main auditorium or gymnasium, whichever is greatest.</p> <p>(c) Nursery, Elementary, or Junior High: One parking space for each faculty member and each other full-time employee.</p>



<p>c. Recreational Uses - Commercial or Non-Commercial</p>	<p>Required Parking:</p>
<p>(1) Bowling Alleys/ Billiard Hall</p>	<p>Four parking spaces per bowling lane plus two parking spaces per billiard table plus one parking space per five spectator seats. Additional parking spaces shall be required for accessory uses such as restaurants, bars, etc. as provided herein.</p>
<p>(2) Health Salons, Health Clubs, Swimming Pools, Skating Rinks, and Dance Halls -- Commercial</p>	<p>One parking space for each three persons, based upon the maximum number of persons that can be accommodated at the same time in accordance with the design capacity of the building, and one parking space for each two employees, or one space per 300 square feet of gross floor area, whichever is greater.</p>
<p>(3) Parks, Golf Courses, Outdoor Recreation and Indoor Recreation Uses</p>	<p>One parking space for each three park users, based on maximum utilization, unless otherwise specified. Three spaces per golf hole, driving range tee or tennis/racquetball court, plus one space per employee on the largest shift. In addition, additional spaces as specified herein shall be required for any accessory uses such as eating establishments.</p>
<p>d. Business, Commercial, and Industrial Uses:</p>	<p>Required Parking:</p>
<p>(1) Car Wash</p>	<p>One parking space for each employee, plus four spaces per bay or stall, for self-service establishments. One parking space for each employee, plus sufficient area for 15 stacking spaces per bay or stall for cars awaiting washing and 5 reservoir spaces for cars after washing, for automated establishments.</p>



(2) Automobile Service Stations	One parking space for each gasoline pump, plus two for each service stall. Additional parking spaces shall be required for accessory retail uses such as a mini-mart with one parking space for each 250 square feet of floor area.
(3) Banks	<p>(a) Banks without drive-through facilities shall provide one parking space for each 300 square feet of floor area.</p> <p>(b) Banks with drive-through facilities shall provide one parking space for each 300 square feet of floor area. In addition, for each drive-up window there shall be sufficient stacking room for six cars, and a bypass lane shall be provided.</p>
(4) Beauty Parlors/ Barber Shops	One parking space for each 200 square feet of floor area.
(5) Retail Goods and/or Service Businesses - Those Not Specifically Identified Herein	One parking space for each 250 square feet of floor area.
(6) Professional Office Uses – Those Not Specifically Identified Herein	One parking space per 250 square feet of floor area. (Amended by Ordinance A-834-9-01)
(7) Restaurants - Not Including Drive-In Establishments	One parking space for each 100 square feet of floor area plus one space per employees.



(8) Restaurants - Drive-In	Restaurants with drive-through facilities shall provide 14 parking spaces for each 1,000 square feet of floor area plus 11 stacking spaces for the drive-in window (per window) with a minimum of five such spaces designated for the ordering station. The spaces shall be so designed so as not to impede pedestrian and vehicular circulation on the site or on any adjacent sidewalk or street.
(9) Furniture and Appliance Stores, Motor Vehicle Sales Establishments, and Establishments for Repair of Household Equipment or Furniture	One parking space for each 400 square feet of floor area.
(10) Medical and Dental Clinics or Offices of Physicians	Six parking spaces for each doctor or dentist.
(11) Manufacturing, Fabricating, Processing, Storing, Cleaning, Testing, Assembling, Repairing, or Servicing establishments	Two parking spaces for each three employees based upon maximum number of employees that can be accommodated in accordance with Building Code regulations.
(12) Movie Theaters Amended Ordinance A-834-7-97	One parking space for each 2 1/2 seats plus one parking space for each employee.
(13) Undertaking Establishments and Funeral Parlors	One parking space for each 100 square feet of floor area.



(14)	Warehouse, Storage, Wholesale and Mail Order Establishments	Four parking spaces plus one parking space for each 1,500 square feet of floor space over 4,500 square feet or when the number of employees is specifically indicated, two parking spaces for each three employees employed on the premises.
(15)	Public Utility and Public Service Uses	Two parking spaces for each three employees.
(16)	Other Uses	Parking spaces for other permitted or special uses not listed above shall be provided in accordance with requirements approved by the Plan Commission and authorized by the Board of Trustees.



14. Required Accessible Spaces

There shall be provided for each building, structure, and use hereafter erected, structurally altered or enlarged, at least the minimum number of accessible parking spaces in accordance with the following requirements:

Total Off-Street Parking Spaces Required	Minimum Number of Accessible Parking Spaces Required
1 to 20	1
21 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total number
Over 1, 000	20, plus 1 for each 100 over 1,000
Each parking space shall be at least sixteen feet wide, including an eight foot wide access aisle, and adjacent parking spaces shall not share a common access aisle. All access aisles shall be diagonally striped.	

D. OFF-STREET LOADING

There shall be provided off-street loading berths (not merely service entrances or doors) not less than the minimum requirements specified in this Section in connection with any building or structure which is to be erected or substantially altered and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles. Off-street loading berths shall not be used for parking and/or storage of trucks or any vehicles but shall be used solely for loading and unloading of goods and materials.

1. Location

- a. Accessory off-street loading berths shall be on the same lot as the principal use and they shall not be located thereon in a front yard or side yard adjoining a street.



- b. Open on-street loading berths may not be located in any yard adjoining a residential district.
- c. Open off-street loading berths located in an interior side yard or rear yard shall be not less than 30 feet from an adjoining right-of-way line of an interstate route and such off-street loading berths shall be effectively screened therefrom by a wall or fence, of an approved architectural design, not less than six feet or more than eight feet in height, or a densely planted tree or shrub hedge as approved by the Village and maintained to not less than six feet in height.
- d. All loading berths in yards adjoining a residential district must be enclosed. Doorways for vehicular ingress and egress of enclosed off-street loading berths may be in a building wall that faces a lot line adjoining a street.
- e. Off-street loading and unloading activities and parking spaces for trucks in buildings with enclosed loading berths shall be entirely within the building.

2. Size

Unless otherwise specified in this Ordinance, a required off-street loading berth shall be at least twelve feet in width by at least 50 feet in length, exclusive of aisle and maneuvering space, and shall have vertical clearance of at least 14 feet.

3. Access

Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street in a manner which will least interfere with traffic movement. Access drives and intersection of driveways with streets shall be in accordance with regulations herein set forth in Appendix VI.

4. Surfacing

All open off-street loading berths, access drives, aisles, and maneuvering spaces shall be improved with an all-weather hard surface pavement including, at a minimum, a two inch (2") bituminous concrete surface course, with a twelve inch (12") minimum thickness aggregate base course, and six inch (6") high perimeter concrete curbing (Type B or Type B6:12) installed in accordance with Illinois Department of Transportation specifications.

5. Repair and Service

No storage of any kind nor motor vehicle repair work or service of any kind shall be permitted within any required loading berth.



6. Space Allowed

Space allocated to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

7. Off-Street Loading Space Requirements

There shall be provided for each building and use hereafter erected, structurally altered or enlarged, at least the minimum number of off-street loading facilities in accordance with the following requirements:

Residential Uses:		Required Loading:
a.	Single-Family Dwellings	None Required
b.	Multiple-Family Dwellings in buildings with 10,000 to 100,000 square feet of gross floor area	One Loading Berth
c.	Multiple-Family Dwellings in buildings with more than 100,000 square feet of gross floor area	One Loading Berth; plus one additional loading berth for each 100,000 square feet, or fraction thereof, over the first 100,000 square feet of gross floor area
Commercial Uses:		Required Loading:
d.	Hotels; exceeding 100,000 square feet of gross floor area	One Loading Berth
e.	Retail Stores or Stores in a Single Building; with 10,000 to 60,000 square feet of gross floor area	One Loading Berth
f.	Retail Stores; with 60,001 to 100,000 square feet of gross floor area	Two Loading Berths



g.	Retail Stores; exceeding 100,000 square feet of gross floor area	Three Loading Berths
h.	Personal Service Establishments exceeding 10,000 square feet of gross floor area	One Loading Berth
i.	Restaurants; exceeding 10,000 square feet of gross floor area	One Loading Berth
Office Uses:		Required Loading:
j.	Offices and Financial Institutions with 80,000 to 100,00 square feet of gross floor area	One Loading Berth
k.	Offices and Financial Institutions with 100,001 to 500,000 square feet of gross floor area	Two Loading Berths
l.	Offices and Financial Institutions exceeding 500,000 square feet of gross floor area	Two Loading Berths; plus an additional loading berth for each 500,000 square feet, or fraction thereof, over the first 500,000 square feet of gross floor area
Industrial Uses:		Required Loading:
m.	Industrial, Research, Manufacturing, and Warehouse with 6,000 to 10,000 square feet of gross floor area	One Loading Berth
n.	Industrial, Research, Manufacturing, and Warehouse with 10,001 to 40,000 square feet of gross floor area	Two Loading Berths



o. Industrial, Research, Manufacturing, and Warehouse with 40,001 to 100,000 square feet of gross floor area	Three Loading Berths
p. Industrial, Research, Manufacturing, and Warehouse exceeding 100,000 square feet of gross floor area	Three Loading Berths; plus an additional loading berth for each 100,000 square feet of gross floor area, or fraction thereof, over the first 100,000 square feet
Non-Listed Uses:	Required Loading:
q. All other Uses; with 10,000 to 60,000 square feet of gross floor area	One Loading Berth
r. All other Uses; with 60,001 to 100,000 square feet of gross floor area	Two Loading Berths
s. All other Uses; exceeding 100,000 square feet of gross floor area	Two Loading Berths; plus an additional loading berth for each 200,000 square feet, or fraction thereof, over the first 100,000 square feet of gross floor area
All Uses:	Required Loading:
t. Uses listed herein for which loading berths are required but which are located in buildings of less floor area than the minimum prescribed	Off-street loading shall be accommodated within parking areas or service drives in a manner that does not interfere with emergency access, pedestrian or vehicular circulation, and is not within a required front or corner side yard. Such loading facilities shall be subject to the approval of the Community Development Director

